NE 85th St. Station Area Plan: 2022 Plan Adoption and Phasing

The City began work on the Station Area Plan in 2019. Adoption of the Station Area Plan was originally planned for **June 2021**. With input from the community and elected and appointed officials, several phases of the project have been completed.



The planned adoption has been extended by over a year to allow for additional due diligence, including supplemental transportation analysis, Fiscal Impacts and Community Benefits Analysis, and more community feedback. In 2022, with further input from the Community, Planning Commission, and City Council, we are moving into the final phases of the project that will result in final Station Area Plan adoption.

What's included in the final Plan?

FINAL STATION AREA PLAN

- Vision & Goals for Land
 Use & Urban Design, Open
 Space, Transportation &
 Mobility, and
 Sustainability
- Policies for Station Area

COMPREHENSIVE PLAN AMENDMENTS

- Amend General Elements (Land Use, CFP, Transportation, etc.)
- New sub-area chapter for Station
- Amend existing Neighborhood Plans for consistency with SAP

FINAL PLANNED ACTION ORDINANCE

- Environmental review for planned actions
- Specific mitigation measures for and submittal requirements for applicant SEPA exemption

ZONING IMPLEMENTATION

- Form-based Code / Zoning Code Amendments
- Parcel Rezones (to Station Area regulating districts)
- Design Guidelines

NE 85th St. Station Area Plan: 2022 Plan Adoption and Phasing Phase 1 Zoning Code **Notes on Adoption and Phasing Timeline** Amendments: Commercial Work in 2022 is divided into two phases to ensure adequate time for the community and appointed/elected Mixed Use District officials to consider important community benefits and urban design components for each phase. Phase 1, with anticipated completion in June 2022, will include adoption of guiding documents for the entire Station Area URBAN FLEX DISTRICT (Station Area Plan, Comprehensive Plan, Planned Action Ordinance) but will only include specific rezones and Zoning Code amendments for the Commercial Mixed-Use District (see red area on adjacent regulating district 5TH AVE NE 85TH STRIDE BRT STATION map) that is closest to the highway interchange. Phase 2, which will include specific rezones and Zoning Code amendments for the perimeter areas, is being extended further into 2022. This allows more time to consider WSDOT how these districts of the Station Area can be successfully integrated into neighborhoods closer to existing INTERCHANGE low-density edges of the Station Area. RSX 7:2 Phase 2 Zoning Code Amendments: Perimeter Districts FINAL STATION AREA PLAN DOCUMENT **DECEMBER** -COMPREHENSIVE PLAN AMENDMENTS 2021 -PLANNED ACTION ORDINANCE COUNCIL **ADOPTS** FORMED-BASED CODE & ZONING CODE AMENDMENTS FORM-BASED CODE & **PREFERRED ZONING CODE** (PHASE 1-COMMERCIAL MIXED-USE DISTRICT) PLAN **AMENDMENTS (PHASE 2-**PERIMETER DISTRICTS) **DIRECTION** March 2022 - June 2022 **June 2022 - September 2022** Public meetings with City Council, Planning Commission, Transportation Commission, Public meetings with City Council, Planning and Community Workshop to discuss final Station Area Plan documents. Commission, and Community Workshop to discuss Phase 2 Zoning Code Amendments January 2022 June 2022 September 2022 Development of Station Area Plan Public Hearing and adoption of Station Public Hearing and adoption final documents, based on framework Area Plan, Comp Plan Amendments, of Phase 2 Rezones & Zoning established in Preferred Plan Direction PAO, and Phase 1 Rezones & Zoning Code Amendments (City Council Resolution R-5503) **Code Amendments**